

BOARD OF ZONING APPEALS AGENDA JULY 22, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 22, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. DILSHAD BEGUM D/B/A "KID'S 1ST CARE," SP 2014-MV-228 Appl. Under Sect(s). 8-305
NR and 3-203 of the Zoning Ordinance to permit a home child care facility. Located at 8340
Admin. Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt.
Moved to Vernon District. Tax Map 101-4 ((7)) 11. (*Admin. moved from 3/4/15 and 5/13/125 at*
9/30/15 at appl. req. *appl. req.*)
- 9:00 A.M. MALINI S. CUNJE / "ABC FAMILY DAYCARE," SPA 2002-PR-037 Appl. under Sect(s).
CG 3-103 and 8-305 of the Zoning Ordinance to amend SP 2002-PR-037 previously approved
Admin. for a home child care facility to permit an increase in the number of children. Located at
Moved to 2828 Cedar Ln., Vienna, 22180, on approx. 14,040 sq. ft. of land zoned R-1. Providence
10/21/15 at District. Tax Map 49-1 ((4)) 15. (Indefinitely deferred from 9/10/14.) (Reactivated from
appl. req. indefinitely deferred on 7/17/14.) (Admin. moved from 11/5/14 and 4/15/15 at appl. req.)
- 9:00 A.M. ASIYA BIBI, SP 2014-LE-198 Appl. under Sect(s). 3-1203 and 8-305 of the Zoning
CG Ordinance to permit a home child care facility. Located at 3315 Beechcliff Dr., Alexandria,
Withdrawn 22036, on approx. 1,920 sq. ft. of land zoned R-12. Lee District. Tax Map 92-4 ((12))
54A. (*Admin. moved from 4/29/15 at appl req.*)
- 9:00 A.M. MALIHEH SHAHRESTANI / "MCLEAN DAY CARE," SP 2015-DR-019 Appl. under Sect(s).
CG 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville
Moved to District. Tax Map 30-4 ((7)) 2.
11/18/15 at appl. req.

- 9:00 A.M. WB PROPERTIES LLC, SP 2014-BR-117 Appl. under Sect(s). 5-503 of the Zoning
LA Ordinance to permit a health club. Located at 10906 Clara Barton Dr., Fairfax Station,
Indefinitely 22309, on approx. 1.85 ac. of land zoned I-5. Braddock District. Tax Map 77-3 ((1)) 9A.
Deferred (Admin. moved from 9/10/14 at appl. req.) (Continued from 12/10/14 and 1/28/15.)
- 9:00 A.M. SALMA NAZARY DBA SALMA DAYCARE, SP 2014-SP-116 Appl. under Sect(s). 3-103
LA and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6301
Admin. Travilah Ct., Fairfax Station, 22039, on approx. 2.40 ac. of land zoned R-1. Springfield
Moved to District. Tax Map 77-3 ((14)) 3. (Admin. moved from 1/7/15 4/15/15 and 6/17/15 at appl
10/21/15 at req.)
appl. req.
- 9:00 A.M. RUSSELL JAFFE, SP 2015-HM-025 Appl. under Sect(s). 8-914 and 8-918 of the Zoning
EMH Ordinance to permit reduction in minimum yard requirements based on error in building
Admin. location to permit an accessory storage structure to remain 6.3 ft. from a side lot line and
Moved to an accessory dwelling unit. Located at 10430 Hunter View Rd., Vienna, 22181, on approx.
10/7/15 2 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-4 ((1)) 1A. (Deferred from
Due to 5/13/15 at appl. req.)
Notices

Public Hearings

- 9:00 A.M. SAMRAT M. AMIN, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance
KA to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153, on
Deferred to approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6))
7/29/15 at 351. (Deferred from 5/6/15.)
appl. req.
- 9:00 A.M. BHAGYAM AYALUR, SP 2014-LE-164 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the
CG Zoning Ordinance to permit a home child care facility, and reduction in minimum yard
Approved requirements based on error in building location to permit one accessory storage structure
to remain 2.0 ft. and deck 0.0 ft. from one side lot and another accessory storage structure
to remain 2.0 ft. from other side lot line. Located at 4811 Eaton Pl., Alexandria, 22310, on
approx. 27, 832 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((17)) (G) 41. (Admin.
moved from 4/1/15 at appl. req.) (Continued from 7/15/15 by Board.)
- 9:00 A.M. SHELEM CHINAS / "GRANDMA'S HOME DAYCARE, INC.," SP 2015-HM-046 Appl.
LA Under Sect(s). 3-103 and 8-305 of the Zoning Ordinance to permit a home child care
Approved facility. Located at 12310 Coleraine Ct., Reston, 20191, on approx. 20,000 sq. ft. of land
zoned R-1. Hunter Mill District. Tax Map 26-1 ((16)) 64. (Deferred from 6/10/15 at staff's
req.)
- 9:00 A.M. SHAZIA NAWAZ, SP 2015-MA-015 Appl. under Sect(s). 3-2003 and 8-305 of the Zoning
LA Ordinance to permit a home child care facility. Located at 6223 Squires Hill Dr., Falls
Decision Church, 22044, on approx. 1,730 sq. ft. of land zoned R-20, CRD, HC, and SC. Mason
Deferred District. Tax Map 51-3 ((40)) 2.
to 10/21/15

- 9:00 A.M. ROSALVA M. SOTERO AND REGINALD O. EMORDI, SP 2015-DR-055 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit decks to remain 0.5 ft. and 8.0 ft. from a side lot line and to permit an accessory dwelling unit. Located at 7103 Idylwood Rd., Falls Church, 22043, on approx. 10,691 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-1 ((23)) 1. *(Decision deferred from 7/8/15.)*
- EMH
Approved
- 9:00 A.M. YASMIN PIRZADA, "JASMINE DAY CARE", SP 2015-MV-013 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8401 Osman Dr., Alexandria, 22309, on approx. 20,804 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 101-3 ((1)) 51B.
- EMH
Approved
- 9:00 A.M. ELITE RESTAURANT GROUP, INC. DBA THE REVOLUTION ROCK & BILLIARDS, SPA 95-Y-069-04 Appl. under Sect(s). 2-412 and 4-703 of the Zoning Ordinance to amend SPA 95-Y-069 previously approved for a billiard pool hall, dance hall, and an eating establishment to permit a change in permittee. Located at 14114 Lee Hwy., Centreville, 20120, on approx. 9.32 ac. of land zoned C-7, HC, SC, and WS. Sully District. Tax Map 54-4 ((1)) 8C.
- EMH
Deferred to 9/16/15 at appl. req.
- 9:00 A.M. FARIDEH BIGDELI ARJOMANDI / "FERIDA'S HOME DAY CARE," SP 2015-SU-072 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility, and to permit a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 2.5 ft. from a side lot line and 3.2 ft. from a rear lot line. Located at 3042 Burchlawn St., Herndon, 20171, on approx. 8,560 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((6)) 47.
- EMH
Approved
- 9:00 A.M. LOUIS M. MONROE & BRENDA L. MONROE, VC 2014-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory structure in the front yard of a lot containing 36,000 sq. ft. or less and to permit greater than 25% front yard coverage paved for parking. Located at 4752 Neptune Dr., Alexandria, 22309, on approx. 21,870 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-3 ((4)) (M) 1. *(Deferred from 10/8/14 at appl. req.) (Admin. moved from 1/14/15 for notices.) (Deferred from 3/18/15 at appl. req.)*
- EMH
Approved
- 9:00 A.M. KIRK COPPLE, A 2015-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is parking a commercial vehicle that exceeds allowable size restrictions on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 4205 Shannon Hill Rd., Alexandria, 22310 on approx. 12,820 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((25)) 24.
- SCW
Upheld
- 9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037.
- SCW
Continued to 10/7/15 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN